

Comments/Feedback received related to proposed zoning code revisions	Zoning Ord Subject	Response	Possible recommendation
RECOMMENDED CHANGES			
PLANNING AND ZONING FEEDBACK NEEDED ON POSSIBLE CHANGES			
NO CHANGE RECOMMENDED			
NOT APPLICABLE			

1	On site security for BYOB's cannot be Amarillo Police Department (APD) officers.	BYOB	It is acknowledged that this is the case.	Revise BYOB Venues regulations to allow APD officers the ability to be on site security.
2	Are setback changes being proposed?	Development Standards	For property now zoned Residential District 2 - front yard setbacks will change from 25ft front yard to 15ft front yard setbacks.	Insert 20ft Front yard setback requirement for lots along cul de sacs in Residential District 2, which was accidentally not carried over from the current code.
3	Zero lot line illustration is confusing or wrong.	Development Standards	Acknowledged that this may be the case	Correct the illustration.
4	Existing Event Venue requirements are too impactful on existing Event Venues.	Event Venues	If the existing event venue is in operation at the time of passing, the event venue can operate as is without the need to comply with approved use conditions.	Eliminate use conditions related to Event Venues, only leaving in those for BYOB Venues.
5	Maximum height of a residential fence along a side street is 4ft.	Fencing	The 4ft maximum height along a side street is only intended to apply for the area of the lot considered the front yard or the area in front of the home. The area behind the front yard or home can have a fence up to 8ft tall.	Clarify the table to reflect the correct information, which would keep this standard as it is in the current code.
6	Short Term Rentals (STR's) are not allowed in Heavy Commercial, Light and Heavy Industrial Districts.	Land Use Chart	It is acknowledged that there may be residences in these zoning districts and that STR's could be possible in these zoning districts	Allow STR's in Heavy Commercial, Light and Heavy Industrial Districts, making STR's allowed in all zoning districts.
7	Short Term Rentals are now identified in the proposed ordinance and by doing so, the City will now regulate them.	Land Use Chart	Short term rentals have never been identified in the ordinance which created uncertainty as to whether they are allowed and/or what zoning districts they are allowed in at a minimum. The proposed code seeks to clarify this by defining STR's as a use and allowing them in all zoning districts with the exception of Heavy Commercial, Light and Heavy Industrial zoning districts. No Short Term Regulations are proposed in the ordinance, just formally stating that they are a use and where allowed, which is every zoning district with exception of those just mentioned	Allow STR's in Heavy Commercial, Light and Heavy Industrial Districts, making STR's allowed in all zoning districts. Definitions for Bed and Breakfast and Short-term Rentals have been revised to further clarify that they are two different uses: Bed and Breakfast: An owner-occupied establishment operating in a Detached One-Family Dwelling that provides short-term lodging rooms and meals for compensation and serves a full or continental breakfast. Although a Bed and Breakfast involves short-term lodging the use is distinct from a Short-Term Rental, which is separately defined and regulated. A Bed and Breakfast typically operates more like a small hotel. Short-Term Rental : Any dwelling or portion thereof that is available for use or is used for accommodations or lodging for a period of less than 30 consecutive days by guests paying a fee or other compensation. This definition does not include a Bed and Breakfast, which is a separately defined and regulated use.
8	Accessory Dwelling Units (ADU's) are not allowed in Manufactured Home, Office, General Retail, Central Business, Light and Heavy Commercial or Light and Heavy Industrial Districts and there may be homes that are in these districts that may want to have an ADU.	Land Use Chart	It is acknowledged that this is the case.	Allow ADU's in Manufactured Home, Office, General Retail, Central Business, Light and Heavy Commercial or Light and Heavy Industrial Districts.
9	Would like hotels, private horse lot and stable, fairgrounds, sports club, restaurant, brewpubs, recycling center, substation, and other uses described in a letter given to the Commission to be taken out of General Retail District as they may be too impactful on residential.	Land Use Chart	These are uses that are allowed now but it is acknowledged that a few of the uses (fairgrounds or exhibition area, recycling collection facility and receiving center) allowed in General Retail Zoning could be too impactful.	Remove fairgrounds or exhibition area, recycling collection facility and receiving center as allowed uses in General Retail Zoning. The majority of the other listed uses are retail in nature and recommended to be left in.
10	Landscaping for Light and Heavy Industrial uses along arterials should not be required (current code doesn't require such)	Landscaping	There is a lot of industrial zoning along arterial streets that are highly visible, so this change was proposed to improve the character of the overall built environment along these arterial streets	Remove the arterial street requirement, which would keep this standard as it is in the current code.
11	If a non-conforming structure or use is destroyed by more than 50 percent of its reasonable value, it would be required to conform to standards (land use chart and setbacks, heights, etc).	Non-Conforming Use	Existing ordinance states that if either is destroyed by more than 50 percent, in order to restore the structure and/or use to its original state, the Zoning Board of Adjustment will need to approve so. If not approved, it will need to conform to current standards. What is proposed is the same for non-conforming structures but for non-conforming uses, a non-conforming use can only be built back or repaired to its original state within two years if destroyed by any amount.	Revise non-conforming section to further clarify when non-conforming structures, uses, and/or site improvements are required to conform to current standards. City staff will present example language during P&Z meeting on Monday.
12	Event Venues would be made non-conforming by requiring an Specific Use Permit (SUP) in General Retail.	Non-Conforming Use	It is acknowledged that this is the case	Remove the SUP requirement in General Retail, instead making them a permitted use.
13	Plumbing shop at SE 3rd and Pierce would be made non-conforming by this proposed ordinance.	Non-Conforming Use	It is in Central Business District and a plumbing shop is allowed now, the proposed code would remove the use from Central Business District. With the Central Business District being in downtown Amarillo, it was the intent to make uses more conducive to those typically found in a downtown.	Allow such uses to remain allowed in Central Business District. It should be noted that the Downtown Urban Design standards could minimize the visual impact these particular land uses have on the streetscape character of downtown.
14	Removing single-family homes from being allowed in Office, General Retail, Central Business, and Light and Heavy Commercial Districts will create too many non-conformities	Non-Conforming Use	The purpose of proposing to remove residential uses in such districts was in an effort to limit impacts of incompatible land uses being intermixed and/or in close proximity to each other.	Continue to allow single family homes in these particular zoning districts, like our current code.
15	Concern that lighting and sound standards are too strict for residential areas.	Outdoor Lighting and Performance Standards	Lighting standards do not apply to residential zoning. As proposed, noise levels, as well as smoke and particulate matter, and vibration maximums would apply to all lots in the City	Revise this section to apply standards to only to manufacturing uses located in light industrial, heavy industrial, and planned development districts, more in line with current code but with updated standards. We also updated noise to 100 decibels.
16	Parking for churches may be too burdensome as proposed (1 space per 100 sq ft of Gross Floor Area).	Parking requirements	The intent was to carry over existing "main sanctuary" in terms of determining parking requirements	Change Gross Floor Area to Gross Floor Area of the Main Sanctuary, which is more in line with the current code.
17	Accessory Dwelling Units (ADU's) should not be allowed in residential areas as additional parking in the streets would create more congestion. Require lots that proposed to have an ADU be adjacent to streets that have at least 35ft paving.	Parking requirements	ADU's are required to provide one parking space that is accessible to a street from the existing driveway. Where ADU's have alley access, access to a parking area from the alley is allowed.	Clarify that one space on site is needed regardless of access method and that access to the street or alley is required via a driveway.
18	Why put in place a maximum parking amount?	Parking requirements	Intent was to avoid excess parking lots which can detract from overall look of the built environment.	Eliminate the maximum parking requirement as most developers typically only meet minimum amounts, which is more in line with the current code.
19	The proposed changes will only produce more money for the City as those who need to request rezoning or variances will need to pay fees for requesting such.	Procedures	Should a property owner submit a rezoning application for a rezoning, fees range from 699 to 816 and the fee for a request for the Zoning Board of Adjustment is 500	Waive in full or partially such fees when they are associated with uses made non-conforming by the proposed code. Only City Council can approve fee changes, based on feedback or recommendation received from P&Z.

20	Wildlife attractant regulation would kill farming and ranching as well as land value. What about playa lakes, are they considered Wildlife attractants?	Airport Overlay	No, playa lakes are not considered a Wildlife attractant since they are not manmade features.	Airport staff will be in attendance to answer further questions, but the intent of the overlay is to have on-going discussions between landowners and airport personnel when a new development is proposed within the overlay to determine if there are concerns that apply to FAA regulations.
21	Why have an airport overlay and why codify FAA recommendations?	Airport Overlay	The new overlay is meant to consolidate and codify new FAA changes since the original rules were written. The wildlife attractant requirements are a requirement, not a recommendation, due to the Airport's size and acceptance of federal funding.	Airport staff will be in attendance to answer further questions, but the intent of the overlay is to have on-going discussions between landowners and airport personnel when a new development is proposed within the overlay to determine if there are concerns that apply to FAA regulations.
22	Tiny Homes and Tiny Home courts are excluded in some areas that are low-income areas.	Land Use Chart	Tiny Homes and Tiny Home Courts are proposed to be allowed in Moderate Density, Multiple Family and Neighborhood Service Districts only as these districts allow higher density residential and/or found at the edges of neighborhoods where such higher density development is desired. <i>Tiny homes and tiny home courts are in line with uses allowed in these districts due to their residential character and density but because they are not in line with homes that are built in Residential 1 and 2 Districts, they are not being proposed to be allowed.</i> Additionally, because tiny homes and tiny home courts are residential, it was proposed not allow them in commercial areas as they could be negatively impacted by commercial uses allowed in commercial zoning districts. Much of these areas that can be considered depressed or low income are zoned commercial and/or industrial, therefore tiny homes are not able to be built.	Allow tiny homes and tiny home courts in Residential District 1 and 2.
23	Why are manufactured homes allowed in Residential District 1 and 2 but tiny homes are not?	Land Use Chart	The only manufactured home that is allowed now in Residential 1 and 2 districts is a brand new double wide. The size of which is more in line with homes typically built in a residential area.	Allow tiny homes and tiny home courts in Residential District 1 and 2.
24	Working on renovating an existing vacant non-residential building for a new commercial use but plan to add a residential component to the building. How will the proposed code affect my ability to do so?	Land Use Chart	Building is located in Light Industrial and a single dwelling unit is not allowed in such a district per the current code. The inability to have a single family dwelling unit in Light Industrial is being carried forward by this proposed code.	Allow single family home units in industrial districts.
25	The proposed changes would result in prohibiting an existing RV Park from expanding on a recently purchased adjacent tract.	Land Use Chart	Currently expansion would be allowed of the newly purchased Light Industrial property. As proposed, expansion of the RV park would not be allowed as RV Parks are proposed to be no longer be allowed in Light Industrial zoning.	Allow RV Parks in Light Industrial Districts.
26	The proposed ordinance would restrict property rights and value by creating non-conforming uses.	Non-Conforming Use	Removing certain land uses in various districts was in an effort to limit impacts of incompatible land uses being intermixed and/or in close proximity to each other and set expectations of allowed uses in a particular district moving forward (i.e. retail uses in General Retail, commercial uses in Commercial Districts, residential uses in Residential Districts, etc.)	Only way to avoid this is to put back all uses where they are allowed now.
27	Why combine Residential District 2 and 3 into one?	Development Standards	Main differences in the two districts is the lot size (6000 sq vs 5000 sq ft) and front yard setback required (25ft vs 15ft). Most developers request R3 zoning in order to use the lesser front-yard setback of 15ft allowed in R3 but really design the lots to meet or exceed R2 sizes. So the thought was to combine and allow all lot standards of R3 to be the those of R2. Any lot that now in R2 will still meet minimum lot sizes as they exceed those of R3. Single family homes are still the allowed land use as it is now.	No change recommended.
28	Tiny homes shouldn't be allowed as they are not a good type of development.	Land Use Chart	Requests for allowing such land uses have been received and is the reasoning for adding them as an allowed use in certain districts. Tiny homes are proposed to be allowed where the density characteristics are the same/similar	Keep tiny homes in the land use chart as originally proposed. Based on response to this development type, P&Z and City Council could consider expanding tiny homes to other districts.
29	As proposed, a Milk Depot, Dairy, Ice Cream Plant would not be allowed to expand beyond their current location.	Land Use Chart	No changes to the land use chart regarding which zoning districts allow such a use are proposed. This use is currently allowed in Central Business, Light and Heavy Commercial and Light and Heavy Industrial). <i>All land adjacent to existing Plains Dairy Plant is zoned light industrial and would allow for expansion.</i>	No change recommended.
30	Why are you proposing to not allow manufactured homes in Light Industrial zoning?	Land Use Chart	Intent is to limit negative impacts on Residential land uses as they could be located immediately next to industrial land uses or surrounded by such uses.	No change recommended.
31	A Certificate of Occupancy could require landscaping if it's a non-conforming use.	Landscaping	Current code requires new landscaping if there is redevelopment that results in an increase of 3000ft of building and 35 percent of the existing buildings gross floor area, new parking areas that expand the current parking area by more than 35 percent but less than 50 percent requires the new parking area to be landscaped, or if the existing parking area is expanded by 50 percent or more, the entire site will be required to be landscaped. If a Cert of Occupancy is being sought and these apply, then yes, landscaping may be required, if not then landscaping is not required. As proposed, non-conforming landscaping will need to conform only if an increase of 3000sq ft of floor area or 35 percent of floor, whichever is less occurs or an increase in parking by more than 35 percent occurs.	No change recommended.
32	The Urban Neighborhood Overlay District will make single family homes non-conforming.	Non-Conforming Use	The overlay is a second "layer" above the base zoning and does not change base zoning. Base zoning "under" the proposed overlay now includes MultiFamily 2, General Retail, Light and Heavy Commercial, Retail and Commercial Planned Developments, and Light Industrial Zoning Districts. As proposed, the overlay only adds to the base zoning districts by allowing more uses such as higher density multifamily, livework, and mixed uses as well as allowing 100 percent lot coverage and zero no parking requirements for non-residential. <i>It was proposed to remove single family uses from Office, General Retail, Central Business, and Light and Heavy Commercial Districts, so if the base zoning was one of those districts, it would have created a non-conformity situation for single family uses.</i>	No change recommended to overlay district. This concern will be resolved by putting single family homes back as permitted in these districts.
33	Does not want the Urban Neighborhood Overlay District to be created as it would set additional regulations.	Overlay Zoning	The Downtown Overlay does not add any additional regulations, in fact it allows for additional uses that may not be allowed within the base zoning and eases lot coverage and parking requirements to encourage redevelopment in this area.	No change recommended.

34	Are the proposed parking regulations going to result in more or less dense parking requirements?	Parking requirements	The proposed code in most cases will ease the number of spaces required, which should result in smaller parking areas, but no proposal is being brought forth that will result in larger parking areas.	No change recommended.
35	If a single family home in a residential district is not occupied but kept in structurally sound shape, would the City consider it abandoned.	Building Code	It is an approved land use. There is no violation and would not be considered abandoned in terms of Building Code.	NA
36	Where is the Historic Overlay District and what will it mean.	Historic Preservation Overlay	The Historic Overlay is intended to protect, enhance, and promote areas of historic significance. Property owners and or the City can request the creation of a district if that is the case, notice to all property owners in the area proposed for such district is required. As proposed, creation of an Historic Preservation District is not occurring. The Overlay District section sets guidelines on how to create actual districts and what guidelines for rehab, preservation, restoration, and reconstruction could be created for any created districts.	NA
37	Why not allow a poker club to operate if there others that are in operation in Texas. Enforcement after should be the way to regulate not before.	Land Use Chart	A legal opinion has been given regarding the proposed poker room.	NA
38	Do landscaping standards apply to single family homes and if my driveway is dirt now, will I be required to pave it	Landscaping and Parking requirements	No.	NA
39	When does the fine for non-compliance start?	Legal	When all possible remedies to allow it to continue are exhausted.	
40	If approved, how soon would the ordinance take effect?	Legal	If approved, it will become effective 10 days after second newspaper publication of the approved ordinance.	NA
41	If a property is non-conforming. How long do they have to comply , or if they have two years to comply, is the fine applicable each day of the two year period they have to comply?	Non-Conforming Use	Provided the use is in operation, the non-conformity can continue as is. If the two-year period is kicked off, no fines apply in that two year period as work is being done to make it compliant.	NA
42	How much money will property owners lose if they are required to move an existing building and replace with another that conforms?	Non-Conforming Use	A licensed real estate appraiser is the most qualified person to answer this question. However, the existing building could be reused for a use that conforms to the zoning. Building Code requirements would play a part in doing so as a change in use from residential to say "non-residential " may require building code updates. This is a building code question, not a planning one.	NA
43	Double R Lofts would be made non-conforming.	Non-Conforming Use	Is in Light Industrial and now allowed in Light Industrial but proposed ordinance will not allow in such zoning. However, the Urban Overlay will allow for multi-family among other uses (mixed use and live work).	NA
44	A lot of single family non-conformities are possible and could set off whole system upgrades if simple work is being done to electrical, plumbing, hvac.	Non-Conforming Use	This is related to building code and depending on scope of work proposed, building code could require extended work to be done to an electrical, plumbing, and or HVAC system. Building Safety Department is responsible for determining such.	NA
45	Non conforming uses will have to be brought up to building code if they lose their non-conforming status and are made to have a use that conforms	Non-Conforming Use	Complying with Building Code is not dependent on its status of zoning conformity. Zoning does not affect the need to comply with building code, the scope of work proposed for a building for any use (conforming or non-conforming) regardless of zoning, does however.	NA
46	If approved, will I have to move out of my home	Non-Conforming Use	Nothing in the proposed ordinance will require such.	NA
47	What is PD 130 (Washington and 15th area) and is it correct that property owners came together to plan how they wanted that area to develop.	Planned Developments	Yes, a petition of area property owners in 1981 requested rezoning from Light Commercial to a Retail Planned Development for land uses that are in line with General Retail zoning, as there was some concern with existing bars, taverns and private clubs in the area.	NA